



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601

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TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Request for Subdivision Approval – VL-4 Sunset Ridge

DATE: February 26, 2015

Request: Four-lot subdivision of Parcel Number 14-35-101.000, known as VL-4 Sunset Ridge, located along Loomus Drive and Spindle Lane.

Applicant: Thomas M. Storino, PLS, President of Storino Geomatics on behalf of Patrick Donegan.

Proposed Use: N/A

Property Owner: Kimberly A. Donegan

Comments: This proposal is being submitted for Planning Board review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Board has the option of not requiring a preliminary plat submission. Since this is a minor subdivision, Staff is processing this application as a final plat. A public hearing is required and notice has been published for it to be held at 3:10 p.m. during the Planning Board meeting.

The applicant is proposing to subdivide Parcel Number 14-35-101.000, known as VL-4 Sunset Ridge, into four parcels as shown on the attached subdivision plat. The proposed subdivision is being submitted concurrently with plans for the dedication of Loomus Drive and Spindle Lane as dedicated City streets. As it currently stands, Loomus Drive and Spindle Lane are part of this 12.43 acre parcel that also includes land behind the homes that are on the west side of Loomus Drive and the south side of Spindle Lane. This land is what remains of the Barben Green Subdivision that was approved approximately 25 years ago. The dedication of the streets was never completed and the land has remained in private ownership since that time. Along with pursuing the street dedication, the applicant has decided to rearrange the division of the land that will remain.

Parcel 1 will be a 9.81 acre parcel that will have access from Ives Street. The frontage along Ives Street is only 50' wide and the frontage, or lot width must be 75' in a Residence A zoning district. The applicant will therefore need a variance for the lot width from the Zoning Board of Appeals (ZBA). The applicant has submitted a variance request to the ZBA for consideration at their next meeting. Pursuant to New York General City Law § 33.6, the Zoning Board of Appeals will be required to seek a written recommendation from the Planning Board on the proposed variance. In order to expedite the approvals, Staff is requesting that the Planning Board make this recommendation to the ZBA at this time.

Parcel 2 of the proposed subdivision will be a 4.87 acre parcel that will have access from Loomus Drive. The frontage and lot size all conform to the Zoning Ordinance so this parcel is acceptable as proposed.

Parcel 3 is located at the western end of Spindle Lane and would be a substandard lot on its own but the applicant is proposing to combine it with Parcel Number 14-35-101.050 (439 Spindle Lane). This combined parcel, described

as "Revised Lot 5" in the correspondence, will contain approximately 17,250 sq. ft. and will have 77.58 feet of frontage which meets the requirements of the Zoning Ordinance.

Parcel 4 is located between 407 and 419 Spindle Lane and is land that was once proposed for a connector road to Holcomb Street Extension, located to the south. As part of the subdivision, this 0.189 acre parcel is proposed to be combined with Parcel Number 14-35-101.020 (419 Spindle Lane).

Parcels 1 & 2 have utility easements that cross portions of the property. With the proposed reconfiguration of the land in this area, the utility easements will have to be extended in two locations in order to provide continuous access to the utilities. The proposed street rededication will address the easement issue but it may be several months before the issue is finalized and the streets are accepted.

Since the proposed subdivision requires the granting of a variance from the ZBA and requires the street to be dedicated to the City Council, the Planning Board has two options for approving it. The Board can approve the subdivision at the March 3, 2015 meeting contingent upon the ZBA granting a variance for Parcel 1 and the City Council accepting Loomus Drive and Spindle Lane as City streets, or it can wait until after the ZBA and City Council act. Waiting would mean the earliest the Planning Board could approve the subdivision would be in May.

Prior to approval, the Planning Board must complete Part II of the Environmental Assessment Form and make a determination of significance relative to SEQR.

After approval, the applicant must submit two (2) reproducible mylars of the plat for signature by the clerk of the Planning Board. One of the mylar copies will be returned, and must be filed in the County Clerk's Office within 62 days of signing.

Summary: If the Planning Board acts on this request at the March 3, 2015 meeting, the motion granting approval should include the following contingencies:

1. That an area variance is granted by the Zoning Board of Appeals to vary the required lot width (frontage) of Parcel 1 by 25' such that a 50' lot width is permissible.
2. That subdivided Parcel 3 is combined with Parcel Number 14-35-101.050 (439 Spindle Lane) by way of a new metes and bounds description that is file with the County Clerk.
3. That subdivided Parcel 4 is combined with Parcel Number 14-35-101.020 (419 Spindle Lane) by way of a new metes and bounds description that is file with the County Clerk.
4. That Loomus Drive and Spindle Lane are accepted as dedicated city streets by the City Council.

cc: Robert J. Slye, City Attorney
Brian Drake, Civil Engineer II
Thomas M. Storino, PLS, Storino Geomatics